

Message Text

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C O N F I D E N T I A L MOSCOW 10338

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SUBJECT: KIEV INSPECTION TEAM - PRELIMINARY REPORT

REF: MOSCOW 10185 AND PREVIOUS

1. SUMMARY. KIEV INSPECTION TEAM WAS TREATED COURTEOUSLY THROUGOUT JULY 17-22 VISIT BY CITY AND UKRAINIAN MFA OFFICIALS, WHO WERE CLEARLY OPERATING UNDER INSTRUCTIONS TO BE HELPFUL, BUT NOT TO OFFER ADDITIONAL PROPERTY. TEAM MADE DETAILED INSPECTION OF ALL PROPERTIES PREVIOUSLY REQUESTED, AND EVENTUALLY RECEIVED ALL FLOOR AND SITE PLANS, TOGETHER WITH SOVIET AREA COMPUTATIONS. TEAM'S PRELIMINARY ANALYSIS DISCLOSES THAT NO SINGLE BUILDING OFFERED HAS ENOUGH SPACE TO ACCOMMODATE ALL USG REQUIREMENTS, THOUGH TWO SITES IN COMBINATION MIGHT BE ACCEPTABLE AS PACKAGE. THESE ARE REYTERSKAYA 32-34 AND REYTERSKAYA 37, LOCATED OPPOSITE EACH OTHER. ONLY ONE OF TWO RESIDENCES OFFERED APPEARS POSSIBLE SUITABLE. STAFF APARTMENTS OFFERED IN NEWLY-DEVELOPED AREA OUTSIDE CITY PROPER ARE EXCELLENT PROSPECT, BOTH IN LOCATION AND QUALITY OF WORKMANSHIP, COMPARED TO TYPICAL MOSCOW-LEININGRAD US HOUSING. TEAM MEMBERS WERE SHOWN NEW POTENTIAL DACHA SITE AND ALSO INSPECTED TEMPORARY OFFICE SITE AT HOTEL INTOURIST.

2. TEAM RECOMMENDS THAT DEPARTMENT DEFER SELECTION OF OFFICE AND RESIDENCE PROPERTIES PENDING SUBMISSION AND STUDY OF ARCHITECT'S REPORT AND DISCUSSIONS WITH EMBASSY AND INTERESTED WASHINGTON AGENCIES. TEAM RECOMMENDS, AND EMBASSY CONCURS, THAT DEPARTMENT GIVE SOVIETS EARLY INDICATION OF PREFERENCE FOR FLOOR ON WHICH CONGEN APARTMENTS WILL BE LOCATED IN NEW HOUSING DEVELOPMENT.

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END SUMMARY.

3. SHORTLY AFTER ARRIVAL IN KIEV MORNING OF JULY 16, INSPECTION TEAM MET WITH FIRST DEPUTY GORISPOLKOM CHAIRMAN AND ACTING CHAIRMAN N.V. LAVRUKHIN FOR TWO HOUR PRELIMINARY DISCUSSION. LAVRUKHIN, CITY ARCHITECT, ENGINEER STAFF AND UKRAINIAN MFA PROTOCOL OFFICIALS, THEN ESCORTED US TEAM ON FIRST OF SERIES OF VISITS TO PROPERTIES, FULLY RESPONDING TO QUESTIONS AND SMOOTHING WAY FOR FULL INSPECTIONS DESPITE OCCASIONAL RESISTANCE FROM APARTMENT RESIDENTS, TEAM VISITED 53/53A LENINA OFFICE BUILDING OFFER AFTERNOON OF JULY 17. SOME FLOOR PLANS MADE AVAILABLE WHEN VISITS MADE. REMAINDER OF PROPERTY VISITED JULY 18. LAVRUKHIN WAS MAIN HOST AT DINNER FOR TEAM JULY 18.

4. WHILE TEAM TOURED CITY SATURDAY JULY 19 WITH KIEV CHIEF ARCHITECT I.N. IVANOV, SOVIETS SAID THEY WERE DRAWING SITE PLANS AND RETRIEVING MISSING FLOOR PLANS FROM ARCHIVES. FULL PLANS AND DATE FINALLY DELIVERED TO TEAM AT HOTEL EVENING JULY 21. DISCUSSIONS JULY 21/22 WITH LAVRUKHIN AND STAFF INCLUDED REVIEW OF TECHNICAL QUESTIONS RELATING TO PROPERTIES, RENTS, AND RECONSTRUCTION. LUNCHEON HOSTED BY DEPUTY MINISTER OF FOREIGN AFFAIRS OF UKRAINIAN SSR MONDAY, JULY 21, REAFFIRMED WARMTH OF LOCAL RESPONSE TO TEAM'S VISIT. TEAM DEPARTED KIEV FOR MOSCOW EVENING OF JULY 22.

5. OFFICES: TEAM CONCLUDES THAT NO ONE SITE HAS ENOUGH SPACE TO ACCOMMODATE ENTIRE PROGRAM FOR CONGEN INTO PROPERTIES OFFERED SO FAR, MORE THAN ONE OF THE SITES WILL HAVE TO BE UTILIZED. IN ADDITION, THERE IS INADEQUATE CAPACITY IN THE SITES OFFERED TO EXPAND EXISTING BUILDINGS BY VERTICAL OR HORIZONTAL ADDITIONS TO MEET NEEDS.

6. OF THE FOUR OFFICE BUILDINGS OFFERED, UL. LENINA SITES ARE THE LEAST DESIRABLE, SINCE THEY ARE LOCATED DIRECTLY ON A HEAVILY TRAVELLED, NARROW STREET, AT THE LOW POINT OF LOTS RISING STEEPLY TO REAR. TEAM ARCHITECT KNOOP FEELS THAT LENINA 57 DEFINITELY UNACCEPTABLE DUE TO ADVANCED DETERIORATION OF MASONRY IN LOAD-BEARING WALLS AND INSUFFICIENT AREA. LENINA 53/53A CONSISTING OF ADJOINING APARTMENT AND SMALL OFFICE BUILDING WOULD BE DIFFICULT TO WORK INTO SECURE OFFICE/HOUSING COMINATION, AND EVEN WITH ADDITION OF FLOOR TO OFFICE WING, WOULD FALL WELL BELOW AREA NEEDS.

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7. REYTERSKAYA 37, CURRENTLY OCCUPIED BY AGRICULTURAL BUILDING DESIGN BUREAU, AND REYTERSKAYA 32B/34, THE DOUBLE APARTMENT BUILDING DIRECTLY ACROSS THE STREET, APPEAR TO HOLD SOME PROMISE FOR FULFILLING SPACE NEEDS IF BOTH COULD BE UTILIZED FOR A COMBINATION OF OFFICE AND APARTMENT USE. TEAM NOTES THAT ALL FLOOR AREAS RECEIVED INITIALLY FROM KIEV AUTHORITIES WERE GROSS RATHER THAN NET, AS ORIGINALLY BELIEVED, SO THE USEABLE SPACE IS LESS

THAN EXPECTED. ALSO, REYTERSKAYA 37 MAY NOT BE FREE STANDING AS IT WAS NOT CONFIRMED THAT ALL ADJOINING BUILDINGS WILL BE SEPARATED.

8. RESIDENCES: TEAM FEELS THAT RESIDENCE AT 9 CHKALOVA IS UNSUITABLE DUE TO ITS HEIGHT AND THE IMPRACTICALITY OF DEVELOPING ADEQUATE REPRESENTATIONAL AREAS BETWEEN CLOSELY-SPACED, LOAD-BEARING WALLS. NOR DOES AN ADDITION OF ONE OR TWO-STORY WING APPEAR FEASIBLE. FINALLY ARCHITECT KNOOP BELIEVES BUILDING TO BE DEVOID OF AESTHETIC QUALITY AND IMPRACTICAL TO IMPROVE SIGNIFICANTLY. SECOND RESIDENT AT 22 PANASA MIRNIGO APPEARS TO BE marginally better choice, ALTHOUGH IT WOULD REQUIRE EXTENSIVE MODIFICATION AND POSSIBLE REMOVAL OF TOP FLOOR IN THE PROCESS. CITY OFFICIALS SAID THEY WOULD LOOK INTO THE POSSIBILITY OF EXTENDING PROPERTY LINE TO LEFT OF BUILDING INTO LARGE ADJACENT APPLE ORCHARD TO PROVIDE BETTER BALANCE FOR BUILDING PLOT. MAJOR DRAWBACK OF 22 PANASA MIRNIGO PROPERTY IS LOCATION IN RUN-DOWN MEIGHBORHOOD WHICH ACCORDING TO CITY OFFICIALS IS SCHEDULED TO BE SCENE OF MAJOR CONSTRUCTION PROJECTS FOR SEVERAL YEARS. ALTHOUGH SOVIETS REPEATEDLY INDICATED PROPERTIES WERE FINAL OFFER, AT ONE POINT UKRAINIAN MFA OFFICIAL ONCEDED DRAWBACKS OF BOTH RESIDENCE OFFERINGS, MILDLY IMPLYING POSSIBLE FLEXIBILITY.

9. APARTMENTS: TEAM VISITED APARTMENT BUILDING AT 9 UL. FLORENTSIA, IN NEW HOUSING AREA ACROSS RIVER WHICH HAS BEEN COMPLETELY FINISHED AND IS AWAITING NEW OCCUPANTS. KIEV OFFICIALS OFFERED APARTMENTS ON ANY FLOOR AND AGREED APARTMENTS COULD BE COMBINED TO PROVIDE TOTAL AREA DESIRED. THEY PRESSED FOR EARLY DECISION ON FLOOR SELECTION, CLAIMING THAT NEW OCCUPANTS WILL NOT BE ASSIGNED UNTILL US CHOSSES FLOOR FOR APARTMENTS. LAVRUKHIN REVEALED APARTMENT BUILDING BELONGS TO UKRAINIAN SSR COUNCIL OF MINISTERS, NOT CITY. SUPERIORITY OF BUILDING TO OTHERS IN VICINITY AND GENERALLY HIGH QUALITY OF INTERIOR WORKMANSHIP WAS SELF-EVIDENT. TEAM FEELS THAT ACCEPTABLE APARTMENTS CAN BE DEVELOPED FROM THOSE OFFERED, CONFIDENTIAL

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AND SUGGESTS THAT DEPARMTNE INFORM SOVIETS OF PREFERENCE FOR SECOND FLOOR AS SOON AS FEASIBLE.

10. DACHA: AFTER SURPRISINGLY ABRUPT REFUSAL TO SHOW CURRENT CONSULAR DACHA AREA JULY 21, LAVRUKHIN NEXT DAY INVITED TEAM MEMBERS TO TRAVEL BY ISPOLCOM CAR TO AREA HE SECRIED AS "NEWLY PROPOSED" FOR AMERICAN DACHA. AREA IS 25 MINUTE DRIVE MORTHWEST OF CITY CENTER IN PUSHCHE VODITSA FOREST PRESERVE. IN COMPANY OF SOVIETS, TEAM MEMBERS TOURED ATTRACTIVE THOUGH ENTIRELY UNDEVELOPED, WOODED AREA ON FOOT. NEAREST AND ONLY NEIGHBORING STRUCTURE IS SPRAWLING, NEWLY BUILT SANATORIUM FOR "OLD BOLSHEVIKS". NO LAKE OR STREAM WERE SEEN. ACCOMPANYING (LOW-LEVEL) SOVIETS ENCOURAGED PROSPECT THAT POND COULD BE BUILT TO BE FED BY SPRINGS, BUT SMALL BROOK OBSERVED WAS DRY AND MAN-MADE POND AT SANATORIUM WAS SMALL, STAGNANT AND MOSTLY MARSH. SOVIETS SUGGESTED

SITE AND DACHA PLANS SHOULD BE SUBMITTED, BUT THERE WAS NO FURTHER OPPORTUNITY FOR DISCUSSIONS WITH LAVRUKHIN.

11. TEMPORARY WORKING SPACE: HOTEL INTOURIST. TEAM ALSO VISITED SECOND FLOOR ROOMS IN HOTEL INTOURIST WHICH SOVIETS HAVE PROPOSED FOR TEMPORARY WORKING SPACES. LAVRUKHIN SAID DURING INSPECTION TOUR THAT FOUR OR SIX ROOMS COULD BE PROVIDED (ONE ROOM NOW SERVES AS OFFICE, SECOND AS BARBER SHOP AND FOUR OTHERS AS GUEST ROOMS). LAVRUKHIN PROPOSED CLOSING OFF HALL WITH SONGLE NEW ENTRY FOR AREA AND PROMISED SPACE FOR FOUR CONSULATE CARS IN CLOSED REAR COURTYARD. SOVIETS REPONDED FAVORABLY TO TEAM'S COMMENTS ON NEED FOR IMPROVED LIGHTING AND OTHER CHANGES. INTOURIST IS SMALL, UNAPPEALING HOTEL WHICH APPARENTLY SERVES EAST EUROPEAN TOURISTS. HOWEVER, LOCATION IS NEAR CENTER CITY, ABOUT HALF WAY BETWEEN HOTELS LEBED AND DNIPRO WHERE MOST AMERICANS APPEAR TO STAY IN KIEV AND SHOULD BE REASONABLY VISIBLE, AS WELL AS CONVENIENT TO REYTERSKAYA STREET SITES OFFICES AND APARTMENTS DURING RENOVATION.

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